



## Plot 53 Whittle Square

Brockworth, Gloucester, GL3 4ZH

**£265,000**



Murdock & Wasley Estate Agents are delighted to welcome The Ashford, available on a shared ownership basis. This beautiful three bedroom terraced home boasts an open-plan kitchen/ dining area and lounge that runs the width of the property with fully glazed double patio doors leading out to a private garden with artificial lawn. Upstairs are three bedrooms and bathroom whilst to the outside there is also allocated off road parking.



**Property Features:**

- \* New Three Bedroom Terraced House
- \* 10 year NHBC Guarantee
- \* Open Plan Kitchen/ Diner
- \* Downstairs WC
- \* Enclosed Garden with Artificial Lawn
- \* Off Road Parking
- \* Walking Distance To Local Amenities
- \* Great Transport Links

**Room Measurements:**

Kitchen / Diner: 3.82m x 2.63m (12'6" x 8'7")  
 Lounge: 4.86m x 3.29m (15'9" x 10'9")  
 Bedroom One: 3.70m x 2.70m (12'1" x 8'10")  
 Bedroom Two: 3.46m x 2.70m (11'4" x 8'10")  
 Bedroom Three: 2.26m x 2.07m (7'4" x 6'9")

**Registration:**

If you are looking to purchase a shared ownership property, you must register on the Help to Buy South web-site: [www.helptobuysouth.co.uk](http://www.helptobuysouth.co.uk) and have a valid live application. You cannot proceed until this is done.

**Share Options:**

Minimum Share Available: 25%  
 Maximum Share Available: 80%

Once your home is purchased you will have the option to increase the amount of your shared ownership home that you own. This is called Staircasing and can be increased to 100%. The

greater the share you buy in your home the less rent you will pay to your home. Ultimately, if you buy 100% of your home, you will become the outright owner, and will no longer need to pay rent.

**Reservation:**

Once your application has been accepted with all checks complete you will be required to pay £250.00 to GCH to reserve your chosen plot.

**Tenure:**

Leasehold  
 99 year lease from new.

**Services:**

Mains water, drainage, gas and electric.

**Local Authority:**

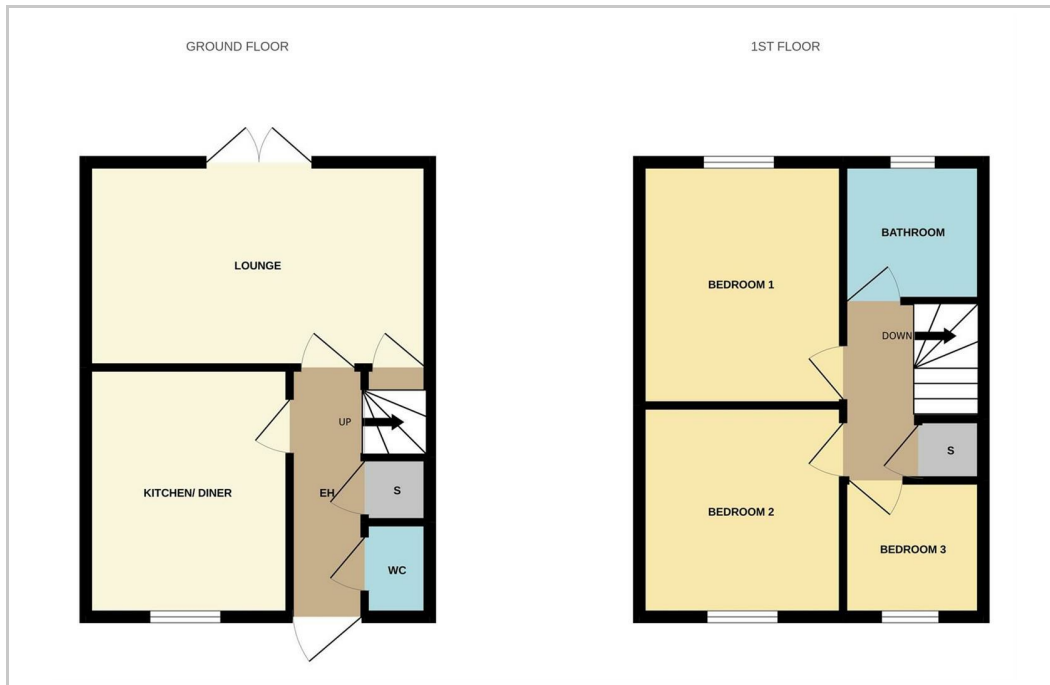
Tewkesbury Borough Council  
 Council Tax Band: tbc

**Agents Note**

This is not an actual image of the house and the appearance/ style is likely to change as they are terraced.

**Awaiting Vendor Approval:**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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